



# USDA-NASS North Dakota Field Office

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**Land Values and Cash Rents**  
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## NEWS RELEASE

### Land Values and Cash Rents

#### North Dakota

The 2006 North Dakota average land values and cash rents rose sharply from last year, according to the USDA, National Agricultural Statistics Service, North Dakota Field Office. Farmland real estate was valued at \$560 per acre, an increase of 10.9 percent from 2005 and 23.1 percent higher than 2004. This is the seventh consecutive year of farmland real estate value increases. The average value of cropland was \$610 per acre, up 11.7 percent from 2005 and 24.5 percent from 2004. Pasture values increased 13.6 percent from 2005 to \$250 per acre, 35.1 percent more than 2004.

Average cash rent for cropland in North Dakota was \$39.00 per acre in 2006. This was unchanged from 2005, but 4.0 percent higher than 2004. Cash rent for pasture in 2006 averaged \$11.30 per acre, up from \$10.60 in 2005 and \$10.20 in 2004.

#### United States

Farm real estate values, a measurement of the value of all land and buildings on farms, averaged \$1,900 per acre on January 1, 2006, up 15 percent from 2005. The \$1,900 per acre is a record high and \$250 more than a year earlier.

Cropland and pasture values rose by 13 and 22 percent, respectively, since January 1, 2005. Cropland values averaged \$2,390 per acre and pasture values averaged \$1,000 per acre on January 1, 2006, compared with \$2,110 and \$820 per acre, respectively, a year earlier.

The increase in farm real estate values continues to be driven by a combination of mostly nonagricultural factors, including relative low interest rates and strong demand for nonagricultural land uses.

Cash rents per acre paid to landlords for cropland rose 1.3 percent while pasture rents increased 4.9 percent for the 2006 crop and grazing year. Cropland cash rents paid in 2006 averaged \$79.00 per acre, compared with \$78.00 per acre for 2005. Pasture cash rents averaged \$10.80 per acre, 50 cents higher than 2005. The increases in cropland and pasture rental rates continue to reflect producers' optimism following the combination of high production and price levels of major U.S. agricultural commodities in 2005.

#### *For More Information Contact:*

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Farm Real Estate, Cropland and Pasture: Average Value per Acre  
Selected States, 2005-2006

Region	Farm Real Estate			Cropland			Pasture		
	2005	2006	Change 2005-2006	2005	2006	Change 2005-2006	2005	2006	Change 2005-2006
	<i>Dollars</i>	<i>Dollars</i>	<i>Percent</i>	<i>Dollars</i>	<i>Dollars</i>	<i>Percent</i>	<i>Dollars</i>	<i>Dollars</i>	<i>Percent</i>
Lake States:	2,520	2,840	12.7	2,270	2,550	12.3	1,290	1,490	15.5
Michigan	3,150	3,500	11.1	2,750	3,000	9.1	1,950	2,150	10.3
Minnesota	2,100	2,400	14.3	1,950	2,180	11.8	940	1,150	22.3
Wisconsin	2,850	3,200	12.3	2,600	3,000	15.4	1,480	1,700	14.9
Corn Belt:	2,720	3,040	11.8	2,880	3,230	12.2	1,440	1,610	11.8
Illinois	3,330	3,800	14.1	3,370	3,840	13.9	1,720	1,880	9.3
Indiana	3,140	3,630	15.6	3,150	3,650	15.9	1,930	2,090	8.3
Iowa	2,650	2,930	10.6	2,770	3,060	10.5	1,070	1,300	21.5
Missouri	1,790	1,980	10.6	1,890	2,100	11.1	1,340	1,500	11.9
Ohio	3,180	3,480	9.4	3,230	3,540	9.6	2,240	2,380	6.3
Northern Plains:	735	834	13.5	916	1,040	13.5	343	396	15.5
Kansas	850	930	9.4	849	927	9.2	530	620	17.0
Nebraska	940	1,090	16.0	1,470	1,690	15.0	320	360	12.5
North Dakota	505	560	10.9	546	610	11.7	220	250	13.6
South Dakota	605	710	17.4	907	1,090	20.2	310	360	16.1
Mountain:	698	944	35.2	1,420	1,750	23.2	395	610	54.4
Arizona <sup>1/</sup>	2,330	3,350	43.8	9,000	12,000	33.3	650	1,120	72.3
Colorado	940	1,090	16.0	1,170	1,240	6.0	620	800	29.0
Idaho	1,750	2,440	39.4	2,080	2,800	34.6	950	1,630	71.6
Montana	510	760	49.0	652	846	29.8	370	650	75.7
Nevada <sup>1/</sup>	650	1,000	53.8	2,300	3,100	34.8	350	620	77.1
New Mexico <sup>1/</sup>	360	520	44.4	1,530	1,760	15.0	250	400	60.0
Utah <sup>1/</sup>	1,460	2,070	41.8	3,060	3,650	19.3	690	1,160	68.1
Wyoming	370	420	13.5	1,070	1,150	7.5	280	360	28.6
48 States <sup>2/</sup>	1,650	1,900	15.2	2,110	2,390	13.3	820	1,000	22.0

1/ Excludes Native American Reservation Land. 2/ Excludes Alaska and Hawaii.

Cropland and Pasture: Average Cash Rent Per Acre  
Selected States, 2005-2006

Region	Cropland		Pasture	
	2005	2006	2005	2006
	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>
Lake States:	78.00	80.00	26.90	28.00
Michigan	62.00	65.00	---	---
Minnesota	86.50	88.00	20.50	19.00
Wisconsin	70.00	71.00	38.00	38.00
Corn Belt:	117.00	119.00	30.50	31.00
Illinois	129.00	132.00	34.50	34.00
Indiana	109.00	111.00	---	---
Iowa	131.00	133.00	36.00	38.00
Missouri	---	---	27.00	26.00
Non-Irrigated	79.00	79.00	---	---
Ohio	82.00	86.00	---	---
Northern Plains:	53.00	53.50	12.00	12.50
Kansas	42.00	44.00	13.40	13.70
Irrigated	73.00	74.00	---	---
Non-Irrigated	38.50	39.00	---	---
Nebraska	97.00	101.00	12.00	12.50
Irrigated	127.00	131.00	---	---
Non-Irrigated	72.00	76.00	---	---
North Dakota	39.00	39.00	10.60	11.30
South Dakota	---	---	12.30	12.90
Non-Irrigated	50.40	53.00	---	---
Mountain:	62.00	65.00	3.80	4.00
Arizona	---	---	---	---
Irrigated	165.00	180.00	---	---
Colorado	61.00	61.00	4.30	4.00
Irrigated	100.00	100.00	---	---
Non-Irrigated	23.00	23.00	---	---
Idaho	104.00	108.00	---	---
Irrigated	124.00	128.00	---	---
Non-Irrigated	55.00	58.00	---	---
Montana	25.00	30.00	5.90	5.00
Irrigated	53.00	68.00	---	---
Non-Irrigated	19.50	20.50	---	---
New Mexico	---	---	1.80	2.00
Utah	---	---	9.00	11.00
Irrigated	65.00	60.00	---	---
Wyoming	---	---	4.00	4.50
48 States <sup>1/</sup>	78.00	79.00	10.30	10.80

1/ Excludes Alaska and Hawaii.